

Former Aspen Dental Available

569 N US HIGHWAY 287 | LAFAYETTE, CO 80026

SH

SullivanHayes
BROKERAGE

GREAT VISABILITY FROM HIGHWAY 287



Available For Sub-lease

Property Details

- 3,515 SF High-visibility retail opportunity along US Highway 287
- Excellent exposure with strong traffic counts and convenient regional access
- Located within Lafayette's dominant retail corridor near major national retailers
- Affluent Boulder County demographics with strong residential growth
- Ideal for restaurant, service retail, medical, fitness, and financial users

BRYAN SLAUGHTER

303.370.7459

bslaughter@sullivanhayes.com

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com

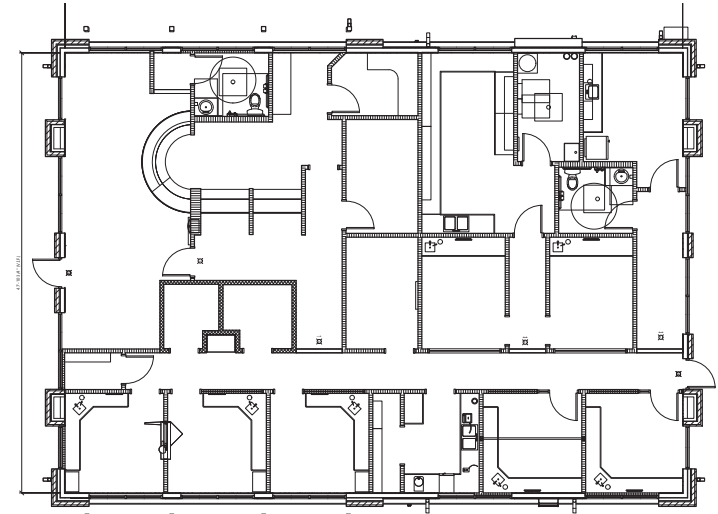
PROXIMITY

569 N US Hwy 287 | Lafayette, CO



LOCAL DEMOGRAPHICS

569 N US Hwy 287 | Lafayette, CO



DEMOGRAPHICS

	1M	13,301
	3M	56,377
	5M	129,190
	1M	\$175,364
	3M	\$179,498
	5M	\$186,513
	1M	6,624
	3M	28,019
	5M	58,684

SOURCE: ESRI 2026

TRAFFIC COUNTS

- Hwy 287 south of Arapahoe Rd
40,000 ADT (ESRI 2022)
- Arapahoe Rd north of Hwy 287
13,000 ADT (ESRI 2023)
- Baseline Rd south of Hwy 287
18,000 ADT (ESRI 2022)



ALL INFORMATION TO BE
INDEPENDENTLY VERIFIED.